083.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	855,400 / 855,400
					USE VALUE:	855,400 / 855,400
					ASSESSED:	855,400 / 855,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		ALPINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARTIN JASON W & CRIS L
Owner 2:	
Owner 3:	
Street 1:	70 ALPINE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BLOUT MARGARET -
Owner 2:	-
Street 1:	70 ALPINE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Clapboard Exterior and 2214 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	455,600	800	399,000	855,400
Total Card	0.115	455,600	800	399,000	855,400
Total Parcel	0.115	455,600	800	399,000	855,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.36 /Parcel: 386.36

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 51927

GIS Ref

GIS Ref

Insp Date 10/19/18

!6761!

PREVIOUS ASSESSMENT

Parcel ID 083.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	455,600	800	5,000.	399,000	855,400		Year end	12/23/2021
2021	101	FV	442,200	800	5,000.	399,000	842,000		Year End Roll	12/10/2020
2020	101	FV	442,200	800	5,000.	399,000	842,000	842,000	Year End Roll	12/18/2019
2019	101	FV	220,700	0	5,000.	393,300	614,000	614,000	Year End Roll	1/3/2019
2018	101	FV	220,700	0	5,000.	302,100	522,800	522,800	Year End Roll	12/20/2017
2017	101	FV	220,700	0	5,000.	285,000	505,700	505,700	Year End Roll	1/3/2017
2016	101	FV	220,700	0	5,000.	262,200	482,900	482,900	Year End	1/4/2016
2015	101	FV	215,200	0	5,000.	245,100	460,300	460,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:26:41

LAST REV

Date	Time
07/22/19	10:06:32

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6761

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLOUT MARGARET	1367-93		4/27/2009		414,000	No	No		
LAWSON BRAD	1186-153		4/30/1998		245,000	No	No		Y

USER DEFINED

Prior Id # 1:	51927
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/31/2017	1448	Addition	322,000	O				rear addition reno

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	Meas/Inspect	HS	Hanne S
2/26/2009	Meas. Denied	189	PATRIOT
4/5/2000	Missed Appt.	264	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 399,000	Spl Credit	Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18353653
Const Adj.:	0.99980003
Adj $ / SQ:	153.829
Other Features:	107277
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	477600
Depreciation:	21970
Depreciated Total:	455630

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

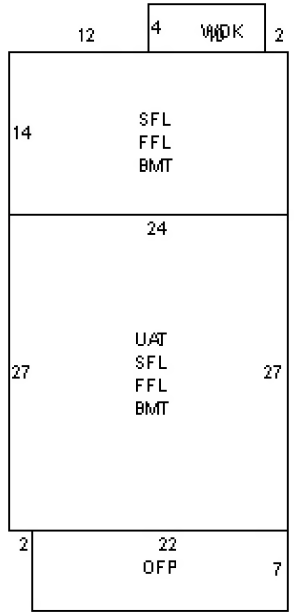
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	153.83
Special Features:	0	Val/Su Net:	137.73
Final Total:	455600	Val/Su SzAd	231.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	984	53.650	52,789
FFL	First Floor	984	153.830	151,368
SFL	Second Floor	984	153.830	151,368
UAT	Upper Attic	162	61.530	9,968
OFP	Open Porch	154	27.210	4,190
WDK	Deck	40	16.000	640

Net Sketched Area:	3,308	Total:	370,323
Size Ad	1968	Gross Area	3794	FinArea	2214
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	11X20	A	AV	2018	3.95	T	5	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800

IMAGE

AssessPro Patriot Properties, Inc